

City of Alexandria Development Fact Sheet

Seminary Hill

Patrick Henry School and Recreation Center

[DSUP2016-0009]

PROJECT DESCRIPTION

Alexandria City Public Schools (ACPS) and the City of Alexandria are proposing to construct a new school and recreation center on the site of the existing Patrick Henry Elementary School and Recreation Center. The school currently serves grades Pre-K—5th, and will be expanded to Pre-K—8th grade with the new facility. At approximately 18,000 square feet, the new recreation center will be twice the size of the existing facility.

The project site is located on a 13.8 acre lot at 4643 Taney Avenue. The site is bound by Taney Avenue to the south, North Latham Street to the west, a wooded area to the north, and by the Foxchase apartment community to the east.

As part of this project, ACPS and the City are requesting approval of the following applications:

1. Development special use permit for a new school;
2. Special Use Permit for additional height for a school building in the R-12 zone, per section 7-2100 of the Zoning Ordinance;
3. Special Use Permit for indoor and outdoor recreational facility and a community center in the R-12 zone, per section 3-203 of the Zoning Ordinance.
4. Special Use Permit to exceed the number of required parking spaces in R-12 zone, per section 3-203(E)

KEY ISSUES

Key issues that have been identified and discussed with the community and City staff as part of this project include:

- > Phasing
 - The existing facility will be in use during the construction of the new facility. Once the new facility is complete and occupied the old facility will be demolished. Following the demolition, the athletic field and other features on the site will be constructed.
- > Vehicular Circulation
 - Buses and cars will be separated on the site. The bus loop for the school will be located in the rear of the property and accessed from N. Latham Street. Parking and the kiss-n-ride area will be located in the front of the property and accessed from Taney Avenue.
- > Building Height
 - The building will step up from 1 floor on the west side of the property to 3 floors on the east side of the property. This stepping approach is designed to fit with the scale of the existing neighborhood which has 1-2 story single-family homes facing the west side of the school site, and 3-4 story apartment buildings directly east of the school.
- > Recreation Center Programing
 - The recreation center will include a wide range of recreation offerings in spaces that are designed to have flexible programing to meet the needs of all members of the community. The recreation center will include a flex court with indoor running/walking lanes, a multipurpose room, a crafts room, a weight/fitness room, a soft playroom, and a variety of outdoor amenities including a basketball court, playgrounds, and an athletic field.



OVERALL FRONT ELEVATION
SCALE: 1" = 20'-0"



OVERALL LEFT SIDE ELEVATION
SCALE: 1" = 20'-0"



OVERALL REAR ELEVATION
SCALE: 1" = 20'-0"



OVERALL RIGHT SIDE ELEVATION
SCALE: 1" = 20'-0"

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Site Address: 4643 Taney Avenue		Lot Area: 13.82 acres (601,999 SF)	
Current Zone: R-12 Single-family zone Proposed Zone: R-12 Single-family zone		Current Use(s): School and Recreation Center Proposed Use(s): School and Recreation Center	
	Existing	Permitted/Required	Proposed
FAR	0.14	0.30	0.27
Parking	75 spaces	School: 26 (1 per 25 classroom seats) Nursery: 20 (1 per classroom) Recreation Center: 91 (1 per 200 sf) Total Parking Required: 137 spaces	145 spaces
Yards / Setbacks	Front (Taney): 46—91 feet Front (Latham): 258—550 feet East Rear: 85—182 feet North Rear: 278—490 feet	Front: 35 feet Side: 1:2 setback ratio*, min 10 feet Rear: 1:1 setback ratio*, min 25 feet * Setback ratio per section 2-193 of City Zoning Ordinance—The ratio of the horizontal distance between any part of a building or structure and the nearest side or rear property line or the nearest building or the center line of a street or alley to the height of that part of the building above average finished grade of such line (1:2 ratio equates to 1 foot of setback for every 2 feet of height)	Front (Taney): 282—588 feet Front (Latham): 88—108 feet East Rear: 65—225 feet North Rear: 71—238 feet
Open Space	10.45 acres (76% of the site)	N/A (open space provided through yard/setback requirements in R-12 zone)	8.83 acres (64% of the site)
Height	13.5—26.5 feet	40 feet (60 feet with SUP)	25.3—47.3 feet
Requested Zoning Applications:			
1. Development Special Use Permit for a new school			
2. Special Use Permit for additional height for a school building in the R-12 zone, per section 7-2100 of the Zoning Ordinance			
3. Special Use Permit for indoor and outdoor recreational facility and a community center in the R-12 zone, per section 3-203(C) of the Zoning Ordinance			
4. Special Use Permit to exceed the number of required parking spaces in R-12 zone, per section 3-203(E)			

TENTATIVE PROJECT TIMELINE

- > **DEC-2016:** PUBLIC HEARINGS
 - PLANNING COMMISSION 12/6/16
 - CITY COUNCIL 12/17/16
- > **SPRING 2017:** START OF CONSTRUCTION
- > **FALL 2018:** SCHOOL OPENS

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City of Alexandria

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Development Division

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alexandriava.gov/development



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